

This document is received on 23 AUG 2022

The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal
of Permission for such Temporary Use or Development***

適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年
的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」。

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2201839 22/7 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A1115K/405
	Date Received 收到日期	23 AUG 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>)。亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

進力建築工程有限公司 CHUN LIK CONSTRUCTION ENGINEERING LIMITED

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

全堅土地行政師行(香港)有限公司 ALLGAIN LAND ADMINISTRATORS(HONG KONG) LIMITED

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界元朗丈量約份第124約地段第2377號餘段(部分)、第2404號餘段(部分)、第2405號餘段(部分)、第2406號餘段(部分)、第2407號餘段(部分)、第2408號餘段、第2409號(部份)和毗連政府土地 Lots 2377 RP(Part), 2404 RP(Part), 2405 RP(Part), 2406 RP(Part), 2407 RP(Part), 2408 RP, 2409(Part) in D.D.124 and Adjoining Government Land, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 2119 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 436 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 80 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group A) 4" 「住宅(甲類)4」
(f) Current use(s) 現時用途	現時是空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"#
已通知 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上述任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)#&
於 _____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&

- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於 20/07/2022 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於 11/08/2022 (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」:

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed
use(s)/development
擬議用途/發展Proposed Temporary Shop and Services
(Household Products and Food Retail Shop).

擬議臨時商店及服務行業(日用品及食物零售店)

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of
permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積	1,683	sq.m	☒ About 約
Proposed covered land area 擬議有上蓋土地面積	436	sq.m	☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1		
Proposed domestic floor area 擬議住用樓面面積	0	sq.m	☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	436	sq.m	☒ About 約
Proposed gross floor area 擬議總樓面面積	436	sq.m	☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

構築物1：日用品及食物零售店，每層面積不多於436平方米，1層高，高度不多於6米，總面積不多於436平方米。

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	2
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	2
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

Proposed operating hours 擬議營運時間			
營業時間為星期一至星期日上午九時至下午七時，公眾假期照常營業。			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 可從洪天路轉入	
	No 否	☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	☐ Please provide details 請提供詳情	
	No 否	☒	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☒	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 ☐ No 不會 ☒ On traffic 對交通 Yes 會 ☐ No 不會 ☒ On water supply 對供水 Yes 會 ☐ No 不會 ☒ On drainage 對排水 Yes 會 ☐ No 不會 ☒ On slopes 對斜坡 Yes 會 ☐ No 不會 ☒ Affected by slopes 受斜坡影響 Yes 會 ☐ No 不會 ☒ Landscape Impact 構成景觀影響 Yes 會 ☐ No 不會 ☒ Tree Felling 砍伐樹木 Yes 會 ☐ No 不會 ☒ Visual Impact 構成視覺影響 Yes 會 ☐ No 不會 ☒ Others (Please Specify) 其他 (請列明) Yes 會 ☐ No 不會 ☒		

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

請參考附件的申請報告書

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Ms Hermose Chong

Manager

Name in Block Letters

姓名（請以正楷填寫）

Position (if applicable)

職位（如適用）

Professional Qualification(s)

專業資格

☐ Member 會員 / ☐ Fellow of 資深會員☐ HKIP 香港規劃師學會 /☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 /☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 /☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

ALLGAIN LAND ADMINISTRATORS(HONG KONG) LIMITED

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

22/07/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界元朗丈量約份第124約地段第2377號餘段(部分)、第2404號餘段(部分)、 第2405號餘段(部分)、第2406號餘段(部分)、第2407號餘段(部分)、第2408號餘段、 第2409號(部份)和毗連政府土地 Lots 2377 RP(Part), 2404 RP(Part), 2405 RP(Part), 2406 RP(Part), 2407 RP(Part), 2408 RP, 2409(Part) in D.D.124 and Adjoining Government Land, Yuen Long, New Territories
Site area 地盤面積	2119 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 80 sq. m 平方米 ☒ About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2
Zoning 地帶	"Residential (Group A) 4" 「住宅(甲類)4」
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services (Household Products and Food Retail Shop) 擬議臨時商店及服務行業(日用品及食物零售店)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	0 ☐ About 約 ☐ Not more than 不多於	0 ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	436 ☒ About 約 ☐ Not more than 不多於	0.21 ☒ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 ☐ (Not more than 不多於)	
		0 Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	6 m 米 ☐ (Not more than 不多於)	
		1 Storeys(s) 層 ☒ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	20.6 % ☒ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2 2個私家車車位
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		2 2個輕型貨車 上落客貨車位

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明） 地盤平面圖 Site Plan	☐	☒
Location plan with vehicular access 位置圖連行車路線		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☒	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

元朗丈量約份第 124 約地段第 2377 號餘段(部分)、第 2404 號餘段(部分)、第 2405 號餘段(部分)、第 2406 號餘段(部分)、第 2407 號餘段(部分)、第 2408 號餘段、第 2409 號(部份)和毗連政府土地

擬議臨時商店及服務行業 (日用品及食物零售店)

(為期 3 年)

申請報告書及擬議發展的計劃細節

目 錄

1. 擬議發展細節-----P. 1
2. 申請原因-----P. 2
3. 擬議發展計劃的各方面影響-----P.3-4

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關元朗丈量約份第 124 約地段第 2377 號餘段(部分)、第 2404 號餘段(部分)、第 2405 號餘段(部分)、第 2406 號餘段(部分)、第 2407 號餘段(部分)、第 2408 號餘段、第 2409 號(部份)和毗連政府土地的規劃申請，擬在上述地段申請為期三年的擬議臨時商店及服務行業 (日用品及食物零售店)。
2. 申請地點位於元朗洪天路附近，在《洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2》上劃為「住宅(甲類)4」。
3. 申請地盤面積為約 2119 平方米 (包括政府土地 80 平方米)，上蓋總面積 436 平方米，露天地方面積為 1683 平方米，上蓋覆蓋率為約 20.6%。
4. 申請地點將設有 1 個臨時構築物，用途為臨時日用品及食物零售店，面積不多於 436 平方米，1 層高，高度不多於 6 米。
5. 申請地點涉及 2 個私家車停車位，主要供職員使用，不提供給訪客。
6. 申請地點涉及 2 個輕型貨車上落客貨車位，主要用作補及貨品，運輸公司需事前預約。
7. 申請地點可從元朗洪天路轉入。
8. 擬議發展的營業時間為星期一至星期日上午九時至下午七時，公眾假期照常營業。

申請原因

1. 申請地點涉及一個先前的規劃許可編號 A/HSK /293 批准作為期三年的臨時商店及服務行業 (日用品及食物零售店) , 由於之前因為社會疫情關係未能如期履行規劃許可附帶的規劃條件, 這個規劃許可已被撤銷, 因此申請人重新提交本申請以要求城市規劃委員會批准為期三年的規劃許可, 申請人承諾今次一定會履行所有附帶條件。
2. 申請地點的面積約為 2,119 平方米, 根據洪水橋及廈村分區計劃大綱核准圖編號 S/HSK/2, 申請地點現時被規劃為「住宅(甲類)4」。
3. 擬議申請用途為臨時商店及服務行業, 屬於第二欄的准許用途, 須先向城規會申請。
4. 申請用途屬臨時性質, 不會有任何損害周邊環境設施, 不會安裝霓虹燈光招牌; 夜間不會有音響播放及商業推銷活動, 也不會產生光害滋擾, 不會有過大的噪音聲浪問題, 不會影響附近環境及民居。
5. 申請人會採取環境保護署發出的《處理臨時用途及露天貯存用地的環境問題作業指引》所列載的緩解環境影響措施, 以盡量舒緩擬議發展對環境造成的滋擾。
6. 申請地點的工作人員約 3-4 人, 不會有人在留宿, 他們只在營業時間內上班。除了補及貨品, 沒有其他運輸工作, 也不會提供訪客泊車位。
7. 擬議發展有充分的理由支持, 當中包括以下規劃考量因素:
 - * 附近有大量民居, 擬議申請的臨時商店能提供服務給他們, 提供方便;
 - * 符合「住宅(甲類)4」地帶的規劃意向;
 - * 擬議發展屬臨時三年的性質, 不會影響土地規劃用途的長遠規劃發展;
 - * 附近亦有大量商店, 與附近的環境協調;
 - * 擬議發展並不會造成任何不良的交通、園藝及景觀影響; 及
 - * 符合有關環境考慮的相關條例 / 指引。

根據以上各點, 申請人誠意懇求城市規劃委員會寬大批准以上地段作為期三年的臨時商店及服務行業 (日用品及食物零售店)。

擬議發展計劃的各方面影響

1. 土地行政

申請人早前已就 A/HSK/293 的申請向地政處申請短期豁免書，仍在審批當中。

2. 擬議發展的入口

申請地點可從洪天路轉入，附近交通方便。

3. 擬議發展的交通安排

申請地點涉及 2 個職員停車位，供職員使用。申請地點也涉及 2 個輕型貨車上落客貨車位，除了補給貨品及物資，不會有其他運輸工作。補貨主要用輕型客貨車運送，不會影響附近的交通。

4. 環境方面

申請人會按照環保署對臨時商店的指引，將對周邊環境的影響減到最低。

5. 空氣方面

申請地點是臨時商店，不會對空氣造成污染。

6. 噪音方面

申請地點是臨時商店，只是顧客來購物時會產生說話交談的聲音，不會帶來重大的噪音影響。

7. 排污方面

申請用途如涉及洗手間，將會按相關部門指引建造化糞池。

8. 渠務方面

申請人會按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

9. 消防方面

· 申請人會將按照消防處的指引和要求放置消防裝置。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，
並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准
元朗丈量約份第 124 約地段第 2377 號餘段(部分)、第 2404 號餘段(部分)、
第 2405 號餘段(部分)、第 2406 號餘段(部分)、第 2407 號餘段(部分)、
第 2408 號餘段、第 2409 號(部份)和毗連政府土地作為期不超過三年的臨時
時商店及服務行業 (日用品及食物零售店)。

有關第 16 條規劃申請編號

擬議申請用途：臨時商店及服務行業（日用品及食物零售店）

丈量和地段編號：元朗丈量約份第 124 約地段第 2377 號餘段(部分)、第 2404 號餘段(部分)、第 2405 號餘段(部分)、第 2406 號餘段(部分)、第 2407 號餘段(部分)、第 2408 號餘段、第 2409 號(部份)和毗連政府土地

預計 私家車 進出流量報告
(星期一至星期日)

時間	進入 (輛)	離開 (輛)
9 : 00 - 10 : 00	2	0
10 : 00 - 11 : 00	0	0
11 : 00 - 12 : 00	0	0
12 : 00 - 13 : 00	0	0
13 : 00 - 14 : 00	0	0
14 : 00 - 15 : 00	0	0
15 : 00 - 16 : 00	0	0
16 : 00 - 17 : 00	0	0
17 : 00 - 18 : 00	0	0
18 : 00 - 19 : 00	0	2

申請地點尚未發展，以上數字為預算車輛進出場地記錄。

有關第 16 條規劃申請編號

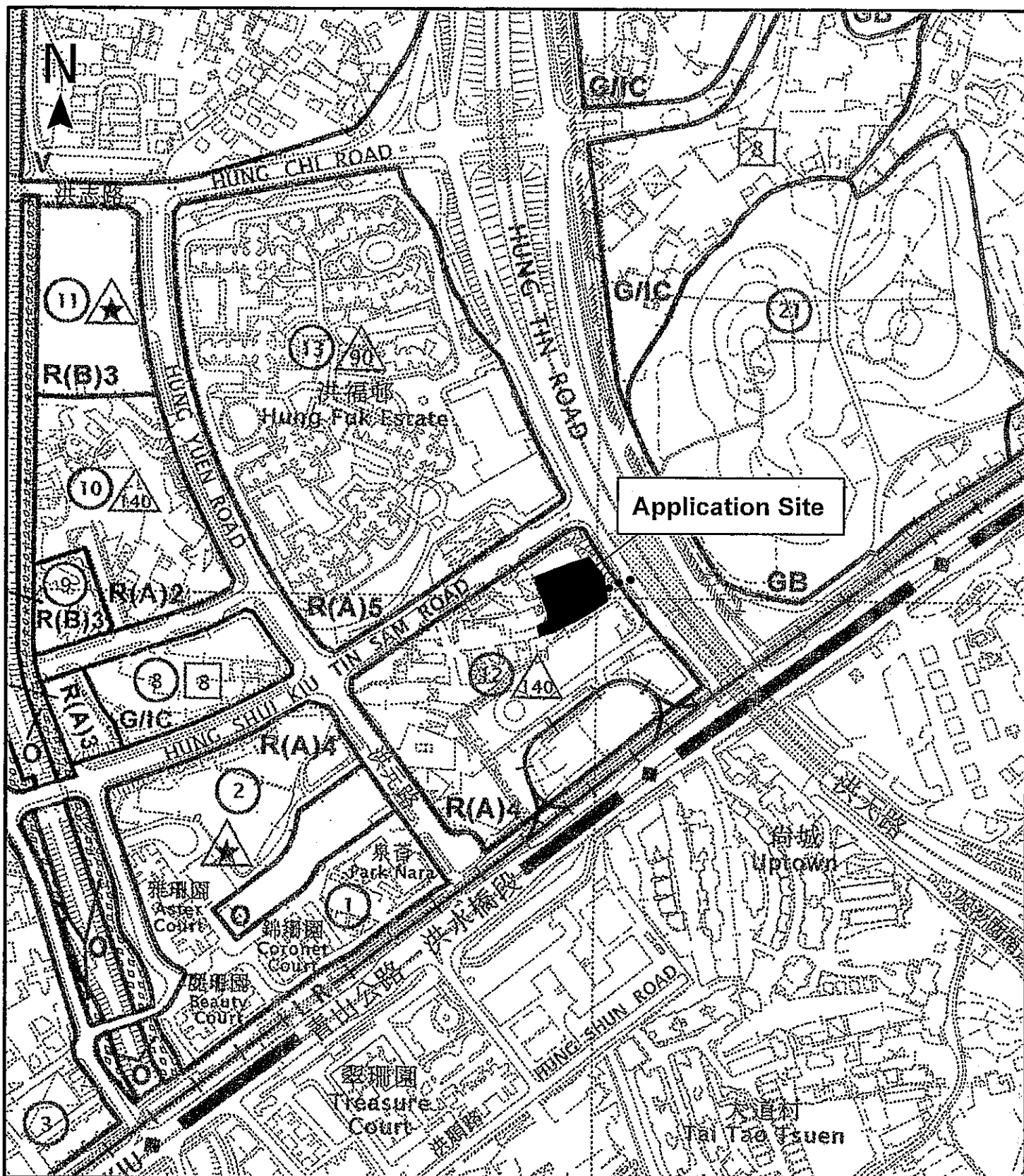
擬議申請用途：臨時商店及服務行業 (日用品及食物零售店)

丈量和地段編號：元朗丈量約份第 124 約地段第 2377 號餘段(部分)、第 2404 號餘段(部分)、第 2405 號餘段(部分)、第 2406 號餘段(部分)、第 2407 號餘段(部分)、第 2408 號餘段、第 2409 號(部份)和毗連政府土地

預計 輕型貨車 進出流量報告
(星期一至星期六)

時間	進入 (輛)	離開 (輛)
9 : 00 - 10 : 00	0	0
10 : 00 - 11 : 00	0	0
11 : 00 - 12 : 00	1	0
12 : 00 - 13 : 00	0	1
13 : 00 - 14 : 00	0	0
14 : 00 - 15 : 00	0	0
15 : 00 - 16 : 00	1	0
16 : 00 - 17 : 00	0	1
17 : 00 - 18 : 00	0	0
18 : 00 - 19 : 00	0	0

申請地點尚未發展，以上數字為預算車輛進出場地記錄。



Project 項目名稱:

Proposed Temporary Shop and Services (Household Products and Food Retail Shop) for a Period of 3 Years at Lots 2377 RP(Part), 2404 RP(Part), 2405 RP(Part), 2406 RP(Part), 2407 RP(Part), 2408 RP, 2409(Part) in D.D.124 and Adjoining Government Land, Yuen Long, New Territories

Drawing Title 圖紙標題:

Location Plan

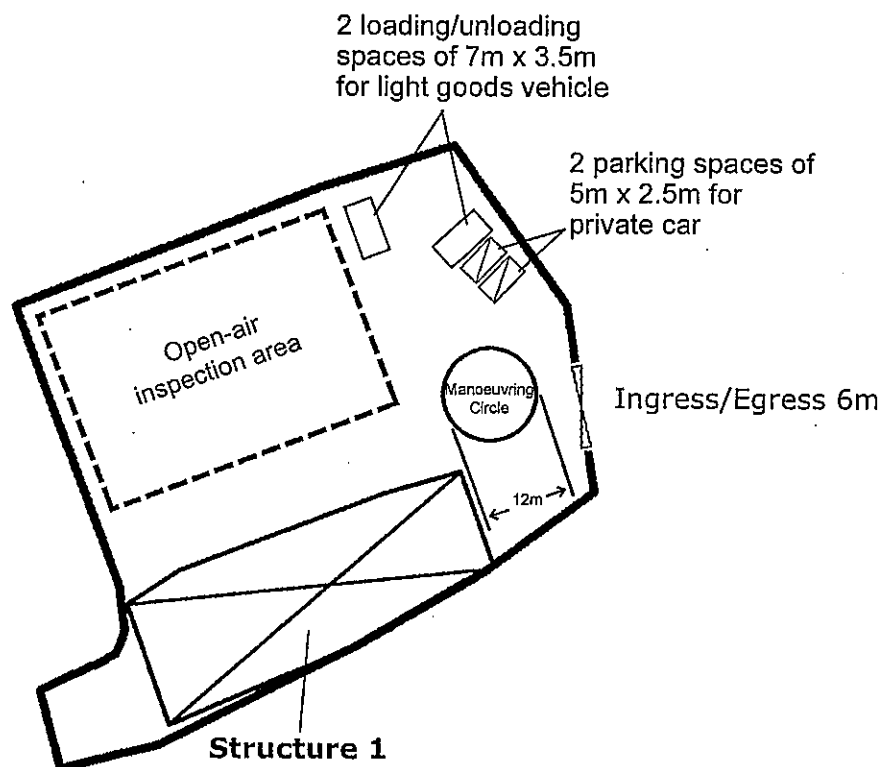
Drawing No. 圖號:

20220716

Remarks 備註:

... Vehicular access leading from Hung Tin Road

Scale 比例:



Structure 1
 Household Products and Food Retail Shop
 GFA: Not exceeding 436m² (ABOUT)
 No. of storey: 1
 Height: 6m (ABOUT)

Project 項目名稱:

Proposed Temporary Shop and Services (Household Products and Food Retail Shop) for a Period of 3 Years at Lots 2377 RP(Part), 2404 RP(Part), 2405 RP(Part), 2406 RP(Part), 2407 RP(Part), 2408 RP, 2409(Part) in D.D.124 and Adjoining Government Land, Yuen Long, New Territories

Drawing Title 圖紙標題:

Layout Plan

Drawing No. 圖號:

20220720

Remarks 備註:

-  Private car
-  Light goods vehicle
-  Structure

Scale 比例:

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



A/ HSK/405的補充文件

19/09/2022 14:20

From: Chong Hermose [REDACTED]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: ackchow <ackchow@pland.gov.hk>
File Ref:

2 attachments



HSK-405_渠務圖.pdf



HSK-405_消防圖.pdf

TPB / Mr. Chow :

您好！

有關洪水橋規劃許可申請編號：A/ HSK/405

現附上排水建議圖+消防建議圖，請查收。

Ms Chong

[REDACTED]

DD124 LOT2377RP(部份), 2404RP(部份),
2405RP(部份), 2406RP(部份), 2407RP(部份),
2408RP, 2409(部份) 及部份政府地

渠道圖

520mm闊*200至380mm深 U渠(無蓋)
共88M長 ——

520mm闊*200至380mm深 U渠(有蓋)
共45M長 ——

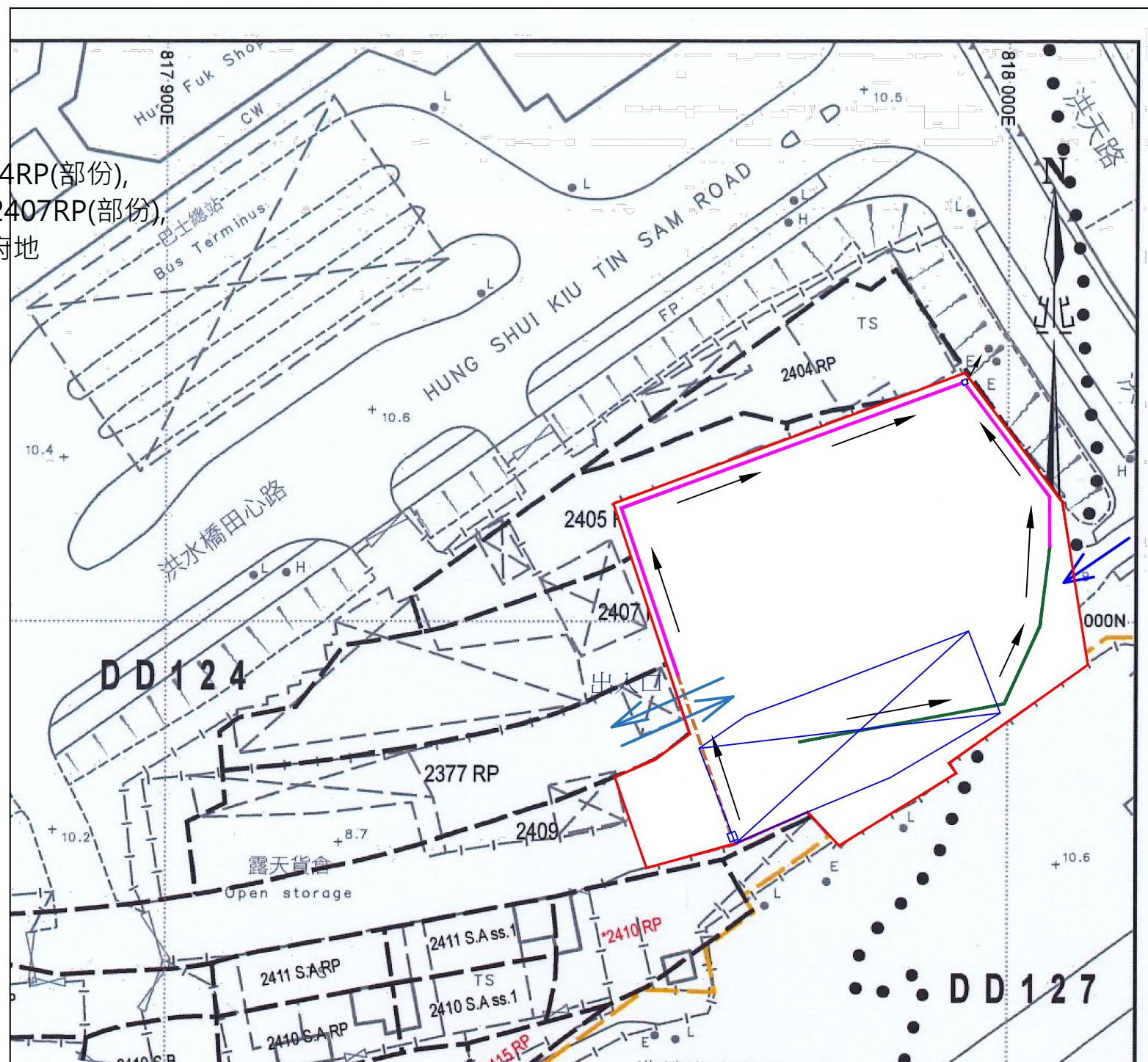
100mm闊PVC膠筒(暗筒)
共20M長 ——

600*600*600mm明沙井
共2個

去水方向 →

申請範圍

上蓋範圍



FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
- 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
- 1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITER FIBRE GLASS WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
- 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
- 1.6 TWO HOSE REEL PUMPS (DUTY/STANDBY) TO BE PROVIDED AT SPRINKLER & HOSE REEL PUMP ROOM.
- 1.7 THE HOSE REEL SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
- 1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.

2. AUTOMATIC SPRINKLER SYSTEM

- 2.1 AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE ENTIRE STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
- 2.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
- 2.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
- 2.4 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.
- 2.5 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
- 2.6 ALL SPRINKLER PIPE SIZE SHOULD BE ø32mm UNLESS SPECIFY.
- 2.7 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:
(A) STORAGE CATEGORY : CATEGORY (I)
(B) STORAGE HEIGHT : NOT EXCEEDING 4M
(C) STORAGE : ST1
- 2.8 STORAGE BLOCK SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4m WIDE.
- 2.9 THE MAXIMUM STORAGE AREA SHALL BE 50m² FOR ANY SINGLE BLOCK.

3. FIRE ALARM SYSTEM

- 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER 6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR HOSE REEL PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F SPRINKLER & HOSE REEL PUMP ROOM.

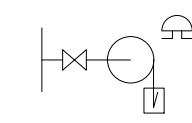
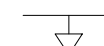
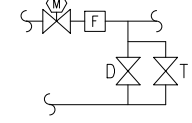
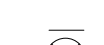
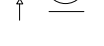
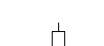
4. MISCELLANEOUS F.S. INSTALLATION

- 4.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 4.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN 1838:2013 AND FSD CIRCULAR LETTER 4/2021.
- 4.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- 4.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 4.5 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 4.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.

5. NOTES FOR WATERWORKS

- 7.1 ALL EQUIPMENT USED IN THE INSTALLATION SHALL BE OF THE APPROVED TYPE AND APPROVED MAKE BY THE H.K.F.S.D.
- 7.2 ALL OVERFLOW PIPE OF WATER TANKS SHALL BE DISCHARGED IN A CONSPICUOUS POSITION TO THE COMMUNAL AREA WHERE IT IS EASILY VISIBLE AND ACCESSIBLE BY THE OCCUPANTS.
- 7.3 ALL ABOVE GROUND PIPEWORKS UP TO INCLUDING ø150mm SHALL BE GALVANIZED MILD STEEL (G.M.S.) PIPES TO BS 1387 MEDIUM GRADE AND JOINTED WITH SCREWED FITTINGS, SCREWED FLANGES, OR SCREWED UNIONS.
- 7.4 ALL UNDERGROUND PIPEWORKS UP TO AND INCLUDING ø150mm SHALL BE GALVANIZED MILD STEEL (G.M.S) PIPE TO BS 1387 HEAVY GRADE AND JOINTED WITH SCREWED FITTINGS, SCREWED FLANGES, OR SCREWED UNIONS.
- 7.5 ALL PIPEWORKS FROM ø150mm UPWARDS SHALL BE DUCTILE IRON (D.I) TO BS 4722 AND JOINTED WITH FLANGE AND FLANGED FITTINGS.
- 7.6 ALL COPPER ALLOY GATE VALVE SHALL CONFORM TO BS 5154 AND CHECK VALVES CONFORM TO BS 5153.
- 7.7 ALL BALL FLOAT VALVES SHALL CONFORM TO BS 1221, PART 1.
- 7.8 NO WATER PIPE SHALL BE EMBEDDED WITHIN LOAD BEARING STRUCTURAL ELEMENTS SUCH AS COLUMNS, BEAMS AND SLABS IN LONGITUDINAL DIRECTION.

LEGEND (FOR SCHEMATIC DIAGRAM)

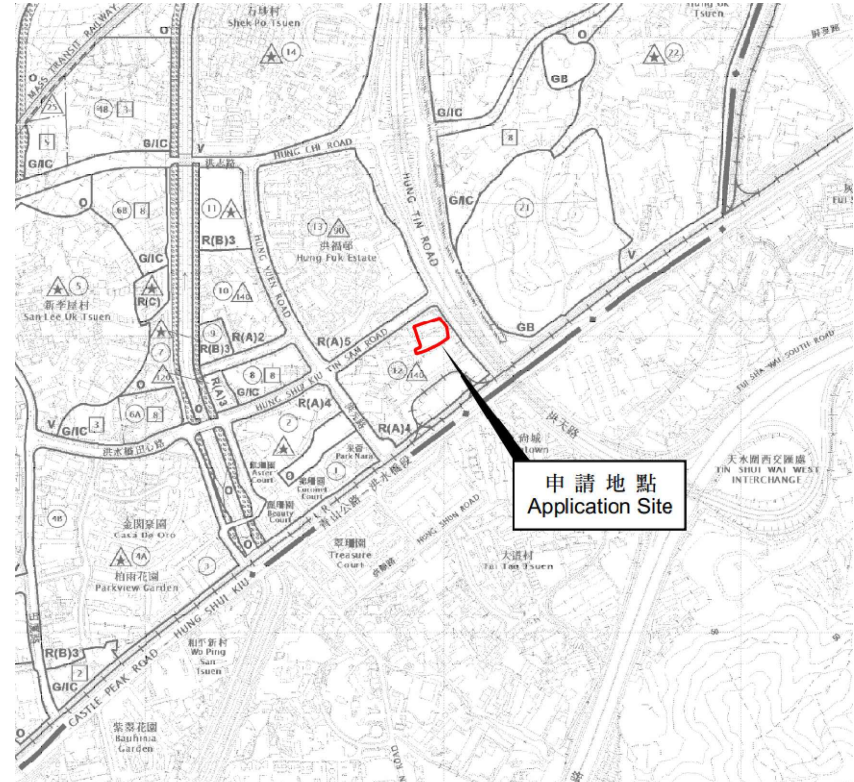
	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	FAST RESPONSE TYPE SPRINKLER HEAD
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH,TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	PRESSURE GAUGE WITH COCK
	AUTOMATIC AIR VENT WITH COCK
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	LEVEL SWITCH (HIGH LEVEL SIGNAL & LOW LEVEL SIGNAL)
	FLEXIBLE CONNECTOR
	CHECK METER POSITION
	PLUG
	Y-STRAINER
	SPRINKLER / F.S. INLET
	SPRINKLER PROVING PIPE
	EXISTING F. S. INSTALLATION
	FLEXIBLE JOINT

DRAWING LIST:

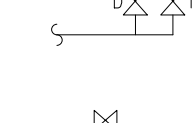
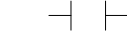
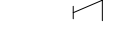
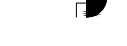
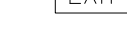
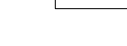
DRAWING NO.	REVISION	DRAWING TITLE
EP-20340-FS01	A	FIRE SERVICES NOTES, LEGEND, ABBREVIATION, DRAWING LIST, COLOUR CODE.AND SITE LOCATION BLOCK PLAN
EP-20340-FS02	A	FS LAYOUT

NO	USES	STRUCTURE TYPE	HEIGHT(m)	APPRO. AREA (m²)	VOLUME (m3)
1	HOUSEHOLD PRODUCTS AND RETAIL SHOP	ALUMINUM SHEET STRUCTURE	5	436	2180

BLOCK PLAN



LEGEND (FOR LAYOUT PLAN)

	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	SPRINKLER HEAD
	SPRINKLER HEAD 93°C
	SPRINKLER HEAD UNDER OBSTACLE
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH,TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	CHECK METER POSITION
	SPRINKLER / F.S. INLET
	5Kg CO2 TYPE FIRE EXTINGUISHER
	4Kg DRY POWDER TYPE FIRE EXTINGUISHER
	PUMP
	150mm WATER ALARM GONG
	EMERGENCY LIGHTING
	EXIT SIGN
	ADDRESSABLE TYPE FIRE ALARM PANEL
	PUMP CONTROL PANEL
	SELF-CONTAINED EMERGENCY FLUORESCENT LIGHTING UNIT
	EXISTING F. S. INSTALLATION

COLOUR CODE

PIPE SIZES	COLOUR
ø25mm	LIGHT GREEN
ø32mm	RED
ø40mm	PURPLE
ø50mm	YELLOW
ø65mm	BLUE
ø80mm	GREEN
ø100mm	LIGHT BROWN
ø150mm	DEEP BROWN

ABBREVIATION

H.R.	HOSE REEL
F.S.	FIRE SERVICES
SPR.	SPRINKLER
U/G	UNDERGROUND
T/A	TO ABOVE
T/B	TO BELOW
F/A	FROM ABOVE
F/B	FROM BELOW
H/L	HIGH LEVEL
M/L	MIDDLE LEVEL
L/L	LOW LEVEL
W/	WITH
FFL	FINISHED FLOOR LEVEL
FE	FIRE EXTINGUISHER
DP	DESIGN POINT

A	FSD SUBMISSION	09-06-2022	JN
REV	DESCRIPTION	DATE	BY
FSI CONTRACTOR			
East Power Engineering Limited			
			
PROJECT PROPOSED TEMPORARY SHOP AND SERVICES (HOUSEHOLD PRODUCTS AND FOOD RETAIL SHOP) FOR A PERIOD OF 3 YEARS LOTS 2377 RP(PART), 2404 RP(PART), 2405 RP(PART), 2406 RP(PART), 2407 RP(PART), 2408 RP AND 2409(PART) IN D.D.124 AND ADJOINING GOVERNMENT LAND, YUEN LONG, N.T.			
DRAWING TITLE FIRE SERVICES INSTALLATION-- F.S. NOTES, LEGEND, LOCATOIN PLAN, ABBREVIATION			
	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	07-12-2021
DESIGN BY	JACKIE	SENG	07-12-2022
CHECK BY	CM	PM	08-12-2021
APPROVED BY	-	-	-
PROJECT NO.	20340 - HSK 405		
PAPER SIZE	A1	PLOT SCALE	1 : 1
DRAWING NO. EP-20340-FS01A			
SCALE	N.T.S	REVISION	A





A/ HSK/405的補充文件（Open-air inspection area的附加說明+渠務

21/11/2022 11:10

From: Chong Hermose [REDACTED]

To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

Cc: "nlychan@pland.gov.hk" <nlychan@pland.gov.hk>, "dhhng@pland.gov.hk" <dhhng@pland.gov.hk>

File Ref:

2 Attachments



Temporary Drainage Proposal_2022.11.21.pdf 有關Open-air inspection area的附加說明.pdf

城規會/規劃處：

大家好。

現附上 A/HSK/405的補充文件，包括Open-air inspection area的附加說明和渠務建議書。
請查收。

如重新排期開會，請告知開會日期。

謝謝。

Ms Chong

寄件者: ackchow@pland.gov.hk <ackchow@pland.gov.hk>

寄件日期: 2022年9月30日 14:55

收件者: Chong Hermose [REDACTED]

副本: nlychan@pland.gov.hk <nlychan@pland.gov.hk>; ackchow@pland.gov.hk <ackchow@pland.gov.hk>

主旨: Re: A/ HSK/405的補充文件

Dear Ms. CHONG,

I refer to the your preceding email submitting a drainage plan for the captioned planning application.

Our office has consulted the Drainage Services Department (DSD) and I append herewith the comments from DSD for your follow-up action please.

Please amend and submit a revised drainage proposal accordingly.

Should you require more clarifications, please contact Ms. Vicky SY of DSD at 2300 1347. Thanks.

ISSUE 2

TEMPORARY DRAINAGE PROPOSAL (Final)

APPLICATION SITE OF THE PROPOSED
TEMPORARY SHOP AND SERVICES (HOUSEHOLD
PRODUCTS AND FOOD RETAIL SHOP) FOR A
PERIOD OF 3 YEARS AT LOTS 2377 RP(PART),
2404 RP(PART), 2405 RP(PART), 2406 RP(PART),
2407 RP(PART), 2408 RP, 2409(PART) IN D.D.124
AND ADJOINING GOVERNMENT LAND, YUEN
LONG, NEW TERRITORIES.

PROJECT NO. AGLA/TDM/005

PREPARED FOR

APPLICATION NO. A/HSK/405

20 NOVEMBER 2022

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1 Introduction

1.1 Background

- 1.1.1 This report presents the Drainage Proposal for supporting the proposed Temporary Shop and Services (Household Products and Food Retail Shop) for a Period Of 3 Years at Lots 2377 RP(Part), 2404 RP(Part), 2405 RP(Part), 2406 RP(Part), 2407 RP(Part), 2408 RP, 2409(Part) in D.D.124 And Adjoining Government Land, Yuen Long, New Territories. For the site location plan, please refer to the **Appendix A**.

1.2 Objectives of the Report

- 1.2.1 This report shall be prepared to include the following:
- Identify the potential drainage impact assessment from the proposed Application Site
 - recommend and implement all necessary measures to mitigate adverse drainage impacts arising from the application site

1.3 Report Structure

- 1.3.1 The report contains the following sections:
- Section 1 on Introduction;
 - Section 2 on Development Proposal;
 - Section 3 on Assessment Criteria;
 - Section 4 on Potential Drainage Impact; and
 - Section 5 on Conclusion.

2 Development Proposal

2.1 Location of the Application Site

- 2.1.1 The application Site is located within the Hung Shui Kiu and Ha Tsuen, New Territories, with an area of around 2,119 m² and ground level varying between + 9.4mPD and + 9.7mPD. The layout plan is provided in **Appendix B**.
- 2.1.2 This application site is “Residential (Group A) 4” zoning, the type of application is the Temporary Use/Development in Rural Areas for a Period of 3 Years.

3 Assessment Criteria

3.1 Design Return Periods

- 3.1.1 The drainage system in the Application site is to collect surface flows and convey to downstream village drain. The recommended design return periods based on the flood levels for the various drainage systems depend on the drainage system, land use, hazard to public safety and community expectations. The recommended design return period is reproduced in Table 3-1 below:

Table 3-1 Recommended Design Return Periods based on Flood Levels

DESCRIPTION	DESIGN RETURN PERIODS
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage including internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

- 3.1.2 As per Storm Drainage Manuel (SDM) Section 6.6.2 Urban Drainage Branch and Urban Drainage Trunk Systems “An ‘Urban Drainage Branch System’ is defined as a group or network of connecting drains collecting runoff from the urban area and conveying stormwater to a trunk drain, river or sea. For a simple definition, the largest pipe size or the equivalent diameter in case of a box culvert in a branch system will normally be less than 1.8m.
- 3.1.3 An ‘Urban Drainage Trunk System’ collects stormwater from branch drains and/or river inlets, and conveys the flow to outfalls in river or sea. Pipes with size or diameter equal to or larger than 1.8m are normally considered as trunk drains.”
- 3.1.4 As per SDM, since the proposed U-channels are sized smaller than 1.8m, the drainage system would be defined as an urban drainage branch with recommended design return period of 50 years.
- 3.1.5 The 50 years design return period will be considered to ensure adequacy of the stormwater drainage system.

3.2 Calculation Methodology for Runoff

- 3.2.1 Peak instantaneous runoff values before and after the development were calculated based on the Rational Method and with recommended physical parameters including runoff coefficient (C) and storm constants for different return periods referred to the SDM, based on the following equation:

$$Q_p = 0.278 C i A$$

where	Q_p	=	Peak Runoff, m ³ /s
	C	=	Runoff Coefficient
	i	=	Rainfall Intensity, mm/hr
	A	=	Catchment Area, km ²

3.2.2 The paved area of the site will account for 2,119 m². For conservative, the runoff coefficient of 1.0 is assumed, such that the all the run-off would be collected from the catchment area without any infiltration as the critical scenario.

3.2.3 Based on the storm constants for 50-year return period recommended in the SDM, the appropriate rainfall intensities (i) are calculated as detailed in **Appendix D**

3.3 Calculation Methodology for Pipe Capacity Checking

3.3.1 Because the catchment areas are less than 1ha, U-channels are recommended to be constructed to collect the stormwater runoff within the site. The collected stormwater should finally be diverted to the downstream via the proposed U-channel system.

3.3.2 For the worst-case scenario, bad condition of concrete pipe is assumed for the Manning's roughness coefficient (coefficient value is 0.016) for calculating capacities of concrete U-channel using Manning's Equation.

3.3.3 Manning's Equation for calculating the channel and pipe capacities is adopted.

4 Potential Drainage Impact

4.1 Existing Site Condition

4.1.1 The application Site is located within the Ping Shan Ping Shan, New Territories, with an area of around 2,119 m² and ground level varying between +9.4mPD and + 9.5mPD.

4.1.2 Apart from the application site with a projected area of 2,119 m² is considered as part of the catchment, external catchment for the ground to the east, south and north of the application site is generally higher. Since the overland flow from the adjacent lands shall be probably intercepted, shall be considered in the calculation.

4.2 Changes in Drainage Characteristics

4.2.1 The characteristics of the sub-catchment areas are remained unchanged due to the temporary development for the application site, which are paved area.

4.2.2 The application site is fully covered by concrete surface currently. This application does not propose adding any additional concrete area, the difference in surface runoff that can be attributed to this application is negligible. The change in sub-catchment is summarized in Table 4-2.

Table 4-1 Change in sub-catchment within the site

	BEFORE	AFTER
Grassland (m ²)	275	275
Unpaved Area (m ²)	0	0
Paved Area (m ²)	2119	2119
Total Catchment Area (m ²)	2394	2394

4.3 Potential Drainage Impact

- 4.3.1 The details of the proposed drainage works are illustrated in **Appendix C**.
- 4.3.2 To effectively convey stormwater away from the application site and minimize the potential impact to the drainage infrastructure of the village area, drainage works consists of U-channels, are proposed to convey the flow to the terminate catchpit with trap (TCP).
- 4.3.3 The runoff from the Application site is collected by U-channels along the boundary and discharged to the catchpit with trap (TCP), which is connected to the further downstream leading to the discharge point of the existing 520mm U-Channel at the north-west of the application site, and eventually lead to the well-established public drain (SUP1011265) with 600mm U-channel along the downhill of the Hung Shui Kiu Tin Sam Road.
- 4.3.4 The 520mm U-channel receives stormwater from the surface and the upstream catchment. For Conservative, the critical scenario is considered for collecting all the flow leading to the 520mm U-channel. The design calculation of the proposed drainage is provided in **Appendix D**. The design calculation is summarized in Table 4-2.

Table 4-2 Design calculation of the proposed drainage work

DRAINAGE SYSTEM	ESTIMATED FLOW (M ³ /S)	CAPACITY (M ³ /S)	RESERVE CAPACITY
520mm UC	0.156	0.482	68%

Note:

[1] Rainfall increase due to climate change at the end of 21st century is considered according to stormwater drainage manual Table 28.

[2] The reserve capacity is calculated by assuming that the 520mm U-channel reach its full capacity for conservative.

- 4.3.5 The design runoff arise from the proposed Application Site is to be discharged into the proposed 520mm UC with the runoff anticipated to be 0.156m³/s, which is within the drainage capacity of the proposed 520mm u-channel of 0.482m³/s with gradient 1:100.
- 4.3.6 Since there are no changes in Drainage Characteristics, it is considered that the drainage discharge from the Application Site will not cause adverse impact to the entire downstream drainage system.
- 4.3.7 All u-channels & catch pits will be constructed according to the CEDD's standard drawings, please refer to the **Appendix E**.

5 Construction Stage

5.1 Temporary Drainage Arrangements

- 5.1.1 Proper measures shall be taken to maintain the existing drainage characteristics of the catchment areas and to minimize drainage impacts associated with the construction works. The principal drainage impacts which are associated with construction of the works have been identified as follows:
- (a) Erosion of ground materials;
 - (b) Sediment transportation to existing downstream drainage system; and
 - (c) Obstruction to drainage systems.

- 5.1.2 Regular inspections shall be carried out to ensure integrity of the works. These inspections shall cover works under construction as well as recently completed areas.
- 5.1.3 To ensure proper operation of the site drainage channels and desilting facilities, inspection of the perimeter drains shall be carried out on a weekly basis and the desilting facilities shall be cleaned on a daily basis.
- 5.1.4 If excavated materials are not possible to transport away the excavated material within the same day, the material should be covered by tarpaulin/impervious sheets. Stockpiles of construction materials (for examples aggregate, fill materials) of more than 50 m³ in an open area shall also be covered with tarpaulin or similar fabric during rainstorms.
- 5.1.5 All runoff discharged into the existing drainage system will be settled in a silt trap to ensure no sediment will be discharged into the channel. Silt traps will normally be provided along the site drainage immediately upstream of the proposed discharge point to the existing Site. The silt traps will be inspected daily and immediately after each rainstorm.
- 5.1.6 Liaison will be carried out with relevant parties regarding temporary drainage arrangements to ensure that the drainage system is functioning adequately.

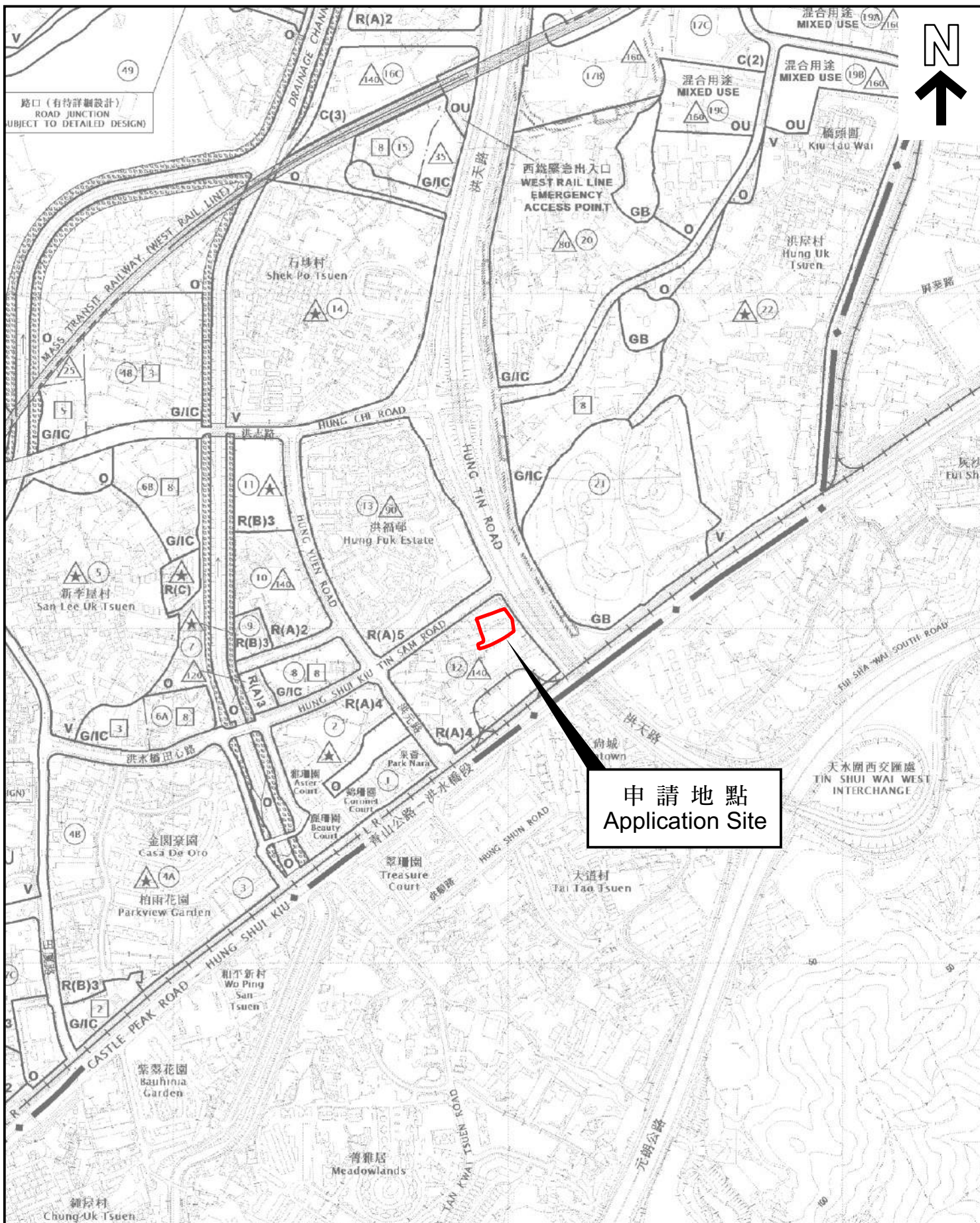
6 Conclusions

6.1 Conclusion

- 6.1.1 The analysed catchment area of 2,394 m² consists of the site area of the proposed Application Site and the adjacent slope feature.
- 6.1.2 U-channels are proposed to convey runoff from the application site for collection. The proposed U-channels are located along the site boundary which is subject to change to suit the building layout.
- 6.1.3 The assessment reviews the drainage pipe have the sufficient capacity to cater for the drainage flow from the Application Site.
- 6.1.4 Mitigation measures are proposed during the application site proposed Application Site and to ensure that the existing drainage system within the site will not be affected during the construction stage.

END OF TEXT

APPENDIX A
SITE LAYOUT PLAN



位置圖 LOCATION PLAN

本摘要圖於2022年8月23日擬備，
所根據的資料為於2018年10月16日
核准的分區計劃大綱圖編號 S/HSK/2
EXTRACT PLAN PREPARED ON 23.8.2022
BASED ON OUTLINE ZONING PLAN No.
S/HSK/2 APPROVED ON 16.10.2018

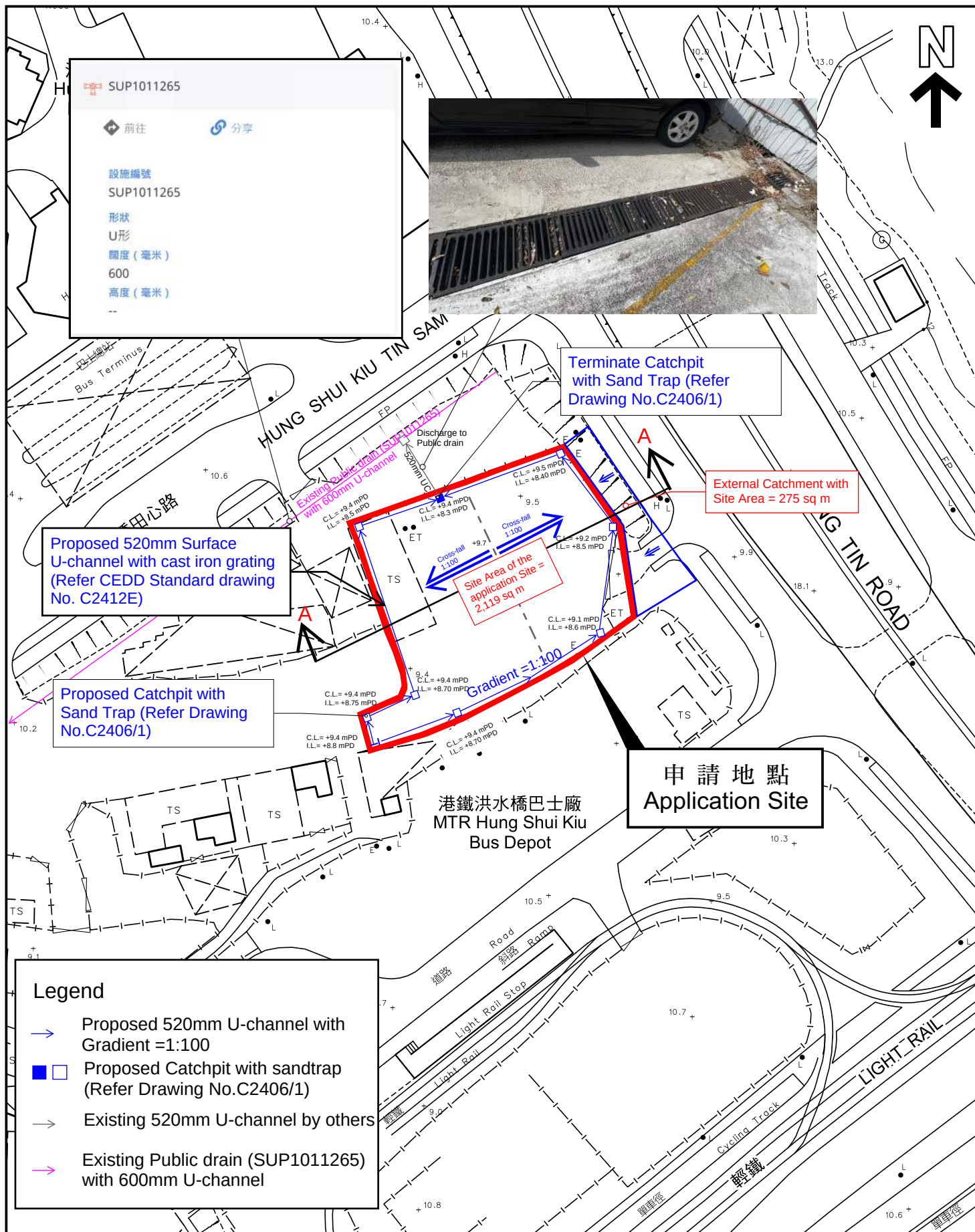
SCALE 1:7 500 比例尺
米 100 0 100 200 300 米
METRES

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/HSK/405

APPENDIX B
LAYOUT PLAN

APPENDIX C
PROPOSED DRAINAGE PLAN



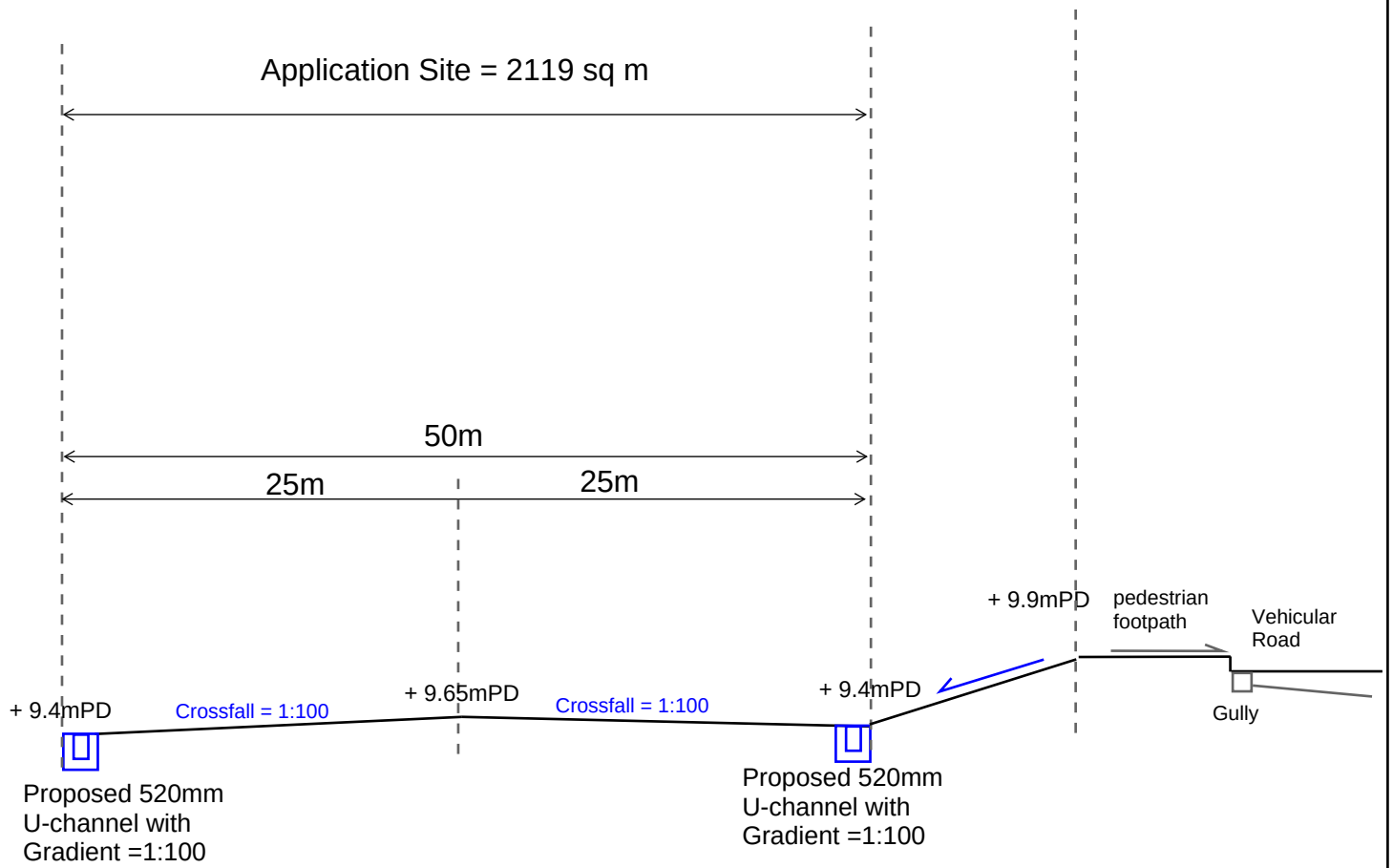
本摘要圖於2022年8月23日擬備，
所根據的資料為測量圖編號
6-NW-12B、6-NW-12D、6-NW-13A
及 6-NW-13C
EXTRACT PLAN PREPARED ON 23.8.2022
BASED ON SURVEY SHEETS No.
6-NW-12B, 6-NW-12D, 6-NW-13A
& 6-NW-13C

Appendix C - Proposed Drainage Plan

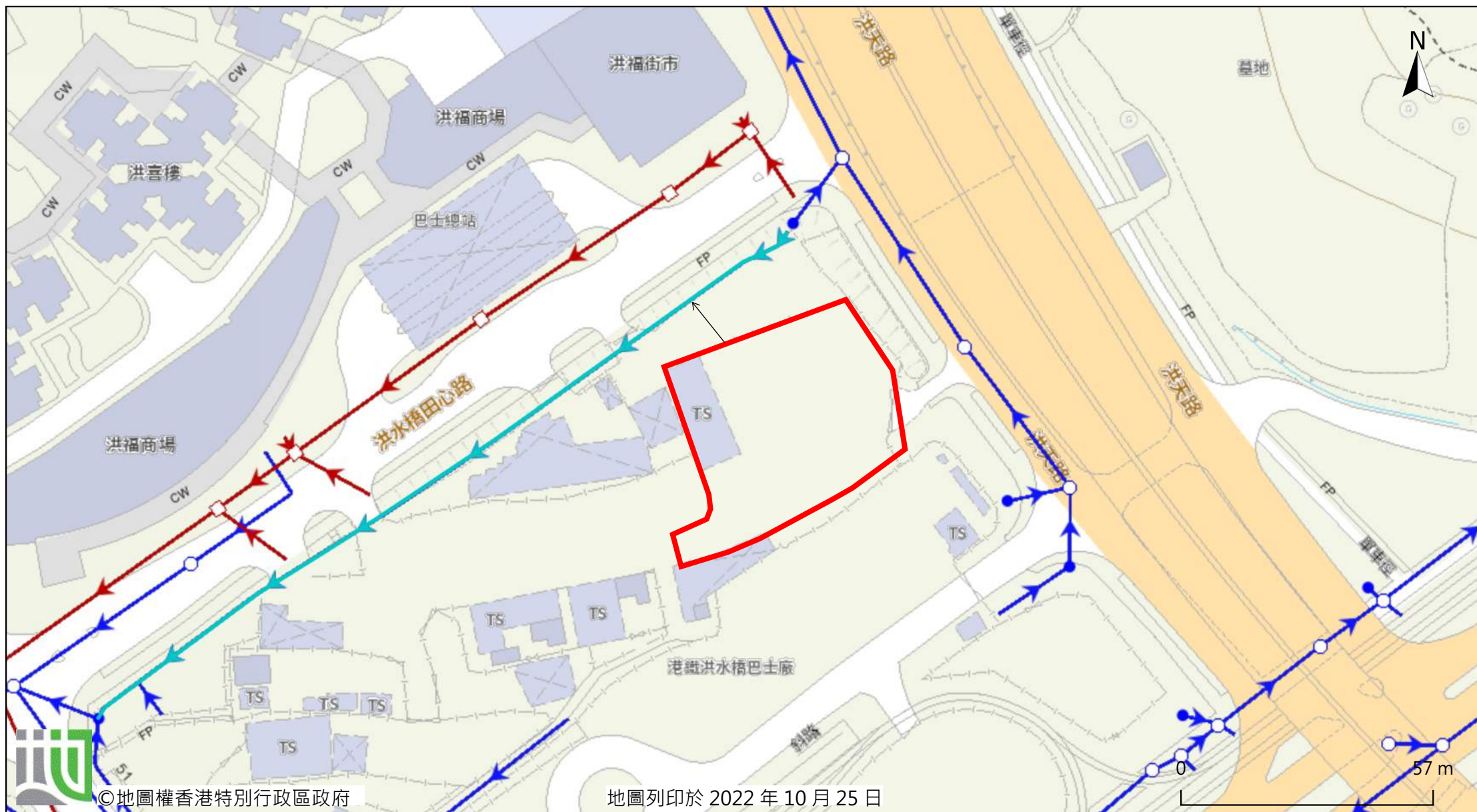
申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/HSK/405



Cross Section A-A



由「地理資訊地圖」網站提供: <https://www.map.gov.hk>

注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

FOR REFERENCE ONLY

APPENDIX D

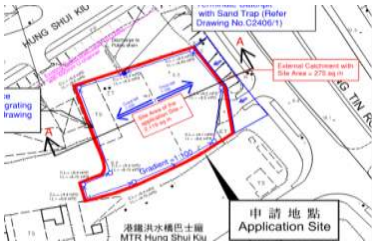
DESIGN CALCULATION OF THE PROPOSED DRAINAGE

Design Data

1. Design follows the Rational Method in accordance with Stormwater Drainage Manual 2018 (DSD)
2. For conservative, Runoff coefficient for paved / unpaved land is 1.
3. Design return period is 50 years.
4. For manning's equation coefficient n is 0.016.

Check for Hydraulic Capacity:

Catchment	K	Area (A)
Application Site Area	1.00	2119.0 m ²
External Catchment Area	1.00	275.0 m ²
Total	1.00	2394.0 m ²



Runoff estimation

Average slope, H
Catchment area, A
Distance between summit and point under consideration, L
Time of concentration of natural catchment, t₀

= 1 / 100m

= 4788 m²

= 30 m

= 0.14465 x L / (H^{0.2} x A^{0.1})

= 1.86 min.

Length of drain, L_j

= 100 m

Velocity, V_j

= 1.997 m/s

Flow time, t_f

= Σ (L_j / V_j)

= 0.8347214 min.

Time of concentration, t_c

= t₀ + t_f

= 2.69 min.

Storm constants for 200-year return period:

a = 451.3

b = 2.46

c = 0.337

Extreme mean intensity, i_{200yr}

= a / (t_d + b)^c

= 234.08612 mm/hr

< 405.000 mm/hr

Design flow, Q

= 0.278 i Σ K A

= 0.156 m³/s

520mm u-channel capacity

Diameter
Cross-sectional area of 520mm U-channel
Gradient
flow velocity
Design Capacity

= 520 mm

= 0.2414 m²

= 0.01

Reserve capacity

= 1.997 m/s

= 0.482 m³/s

> 0.156 m³/s OK

= 68%

For conservative, all the U-channel along the site boundary shall be 520mm.

Catchment	K	Area (A)
Catchment Area by others	1.00	1000.0 m ²

Design flow, Q

= 0.278 i Σ K A

= 0.268 m³/s

520mm u-channel capacity by others

Diameter
Cross-sectional area of pipe
Gradient
Restricted flow velocity under sedimentation
Design Capacity
Design flow, Q
Reserve Capacity



= 520 mm

= 0.2414

= 0.010

= 2.130 m/s

= 0.514 m³/s

> 0.268 m³/s OK

= 48%

(for reference only)

600mm u-channel capacity (Pubic drain)

Diameter
Cross-sectional area of pipe
Gradient
Restricted flow velocity under sedimentation
Design Capacity
Design flow, Q
Reserve Capacity

= 600 mm

= 0.2414

= 0.010

= 2.343 m/s

= 0.566 m³/s

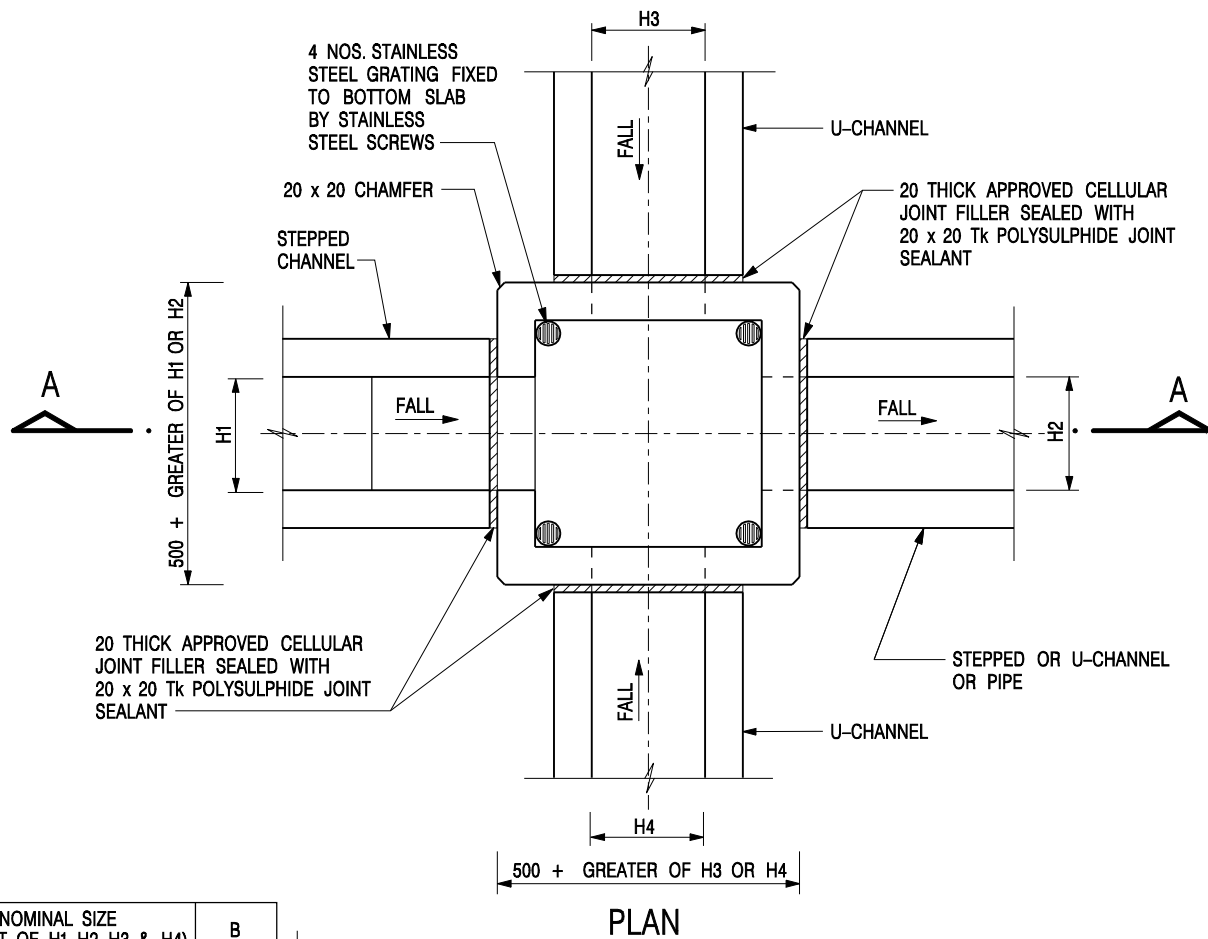
> 0.268 m³/s OK

= 53%

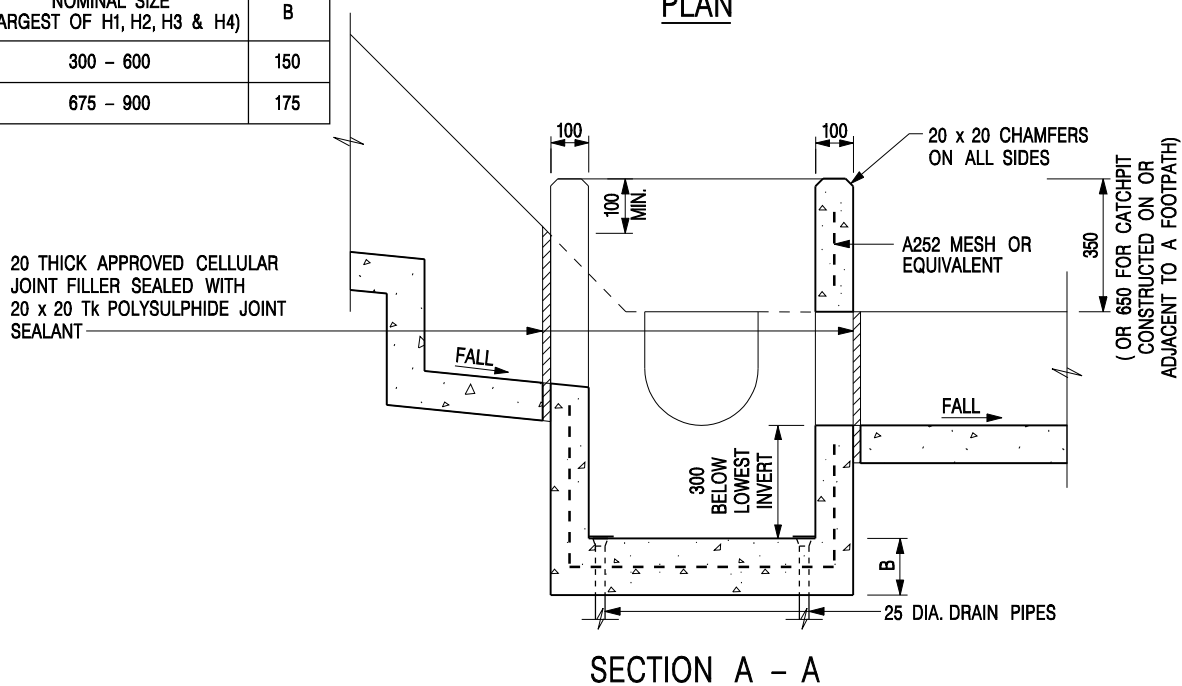
(for reference only)

APPENDIX E

**TYPICAL STANDARD DRAWINGS OF U-CHANNEL AND CATCHPIT
(EXTRACTED FROM CEDD, FOR REFERENCE ONLY)**



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE



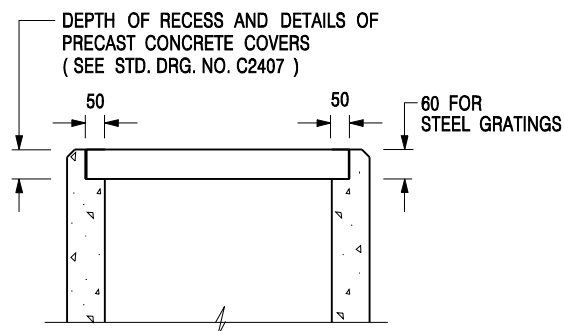
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



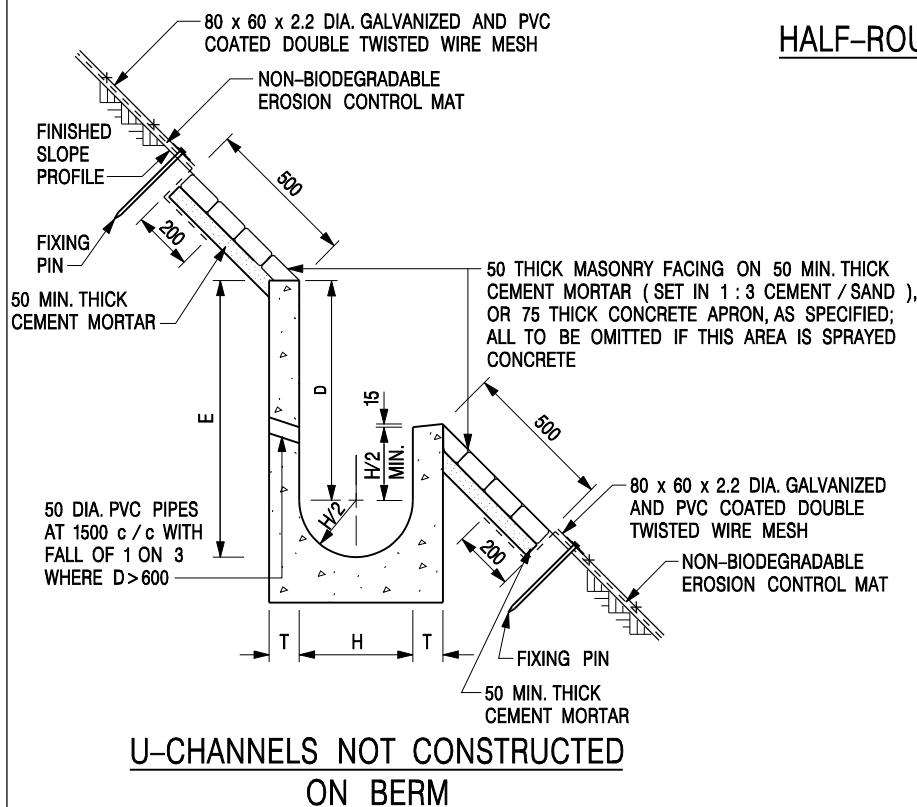
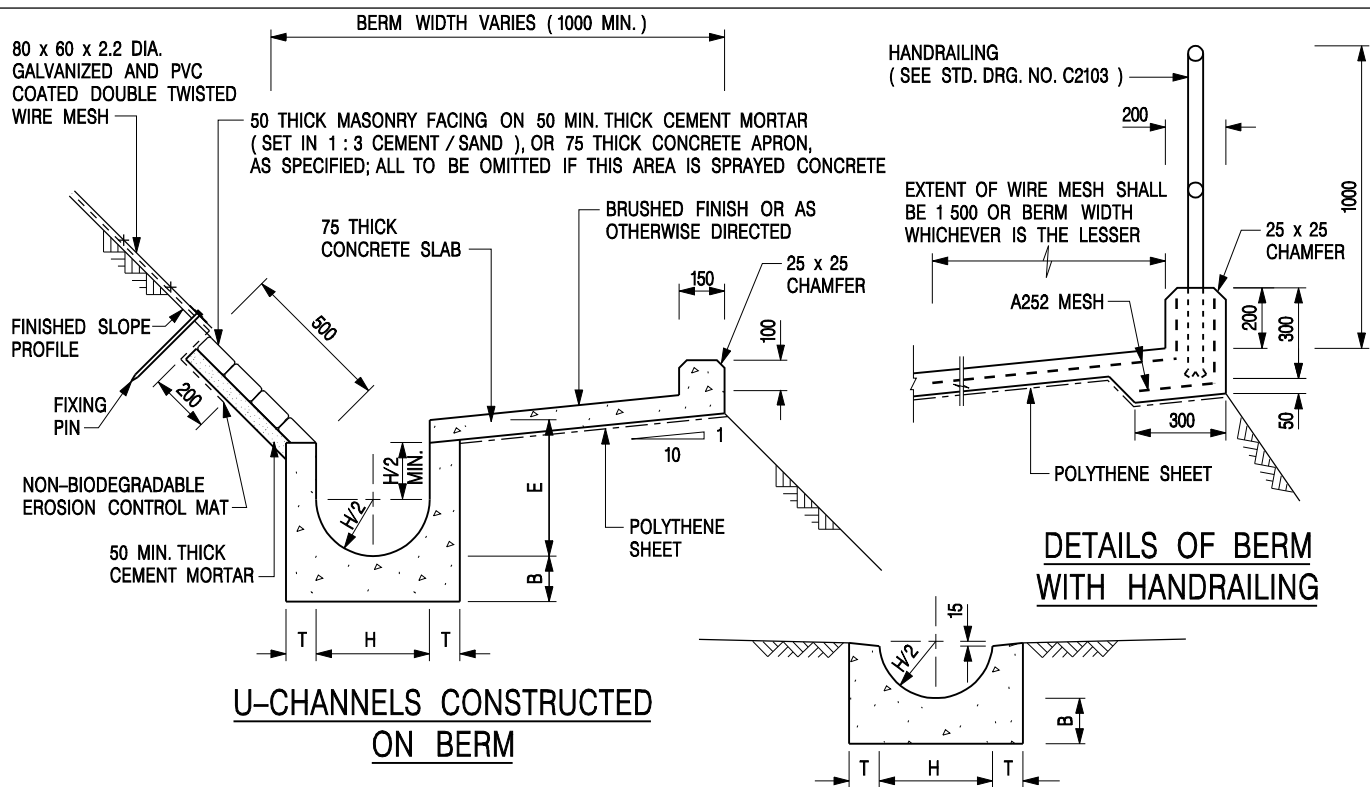
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2A



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C2511/E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C2511/E)

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E>650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2005
G	MINOR AMENDMENT.	Original Signed	01.2004
F	GENERAL REVISION.	Original Signed	12.2002
E	DRAWING TITLE AMENDED.	Original Signed	11.2001
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENTS.	Original Signed	3.94
REF.	REVISION	SIGNATURE	DATE

**DETAILS OF HALF-ROUND
AND U-CHANNELS (TYPE A -
WITH MASONRY APRON)**

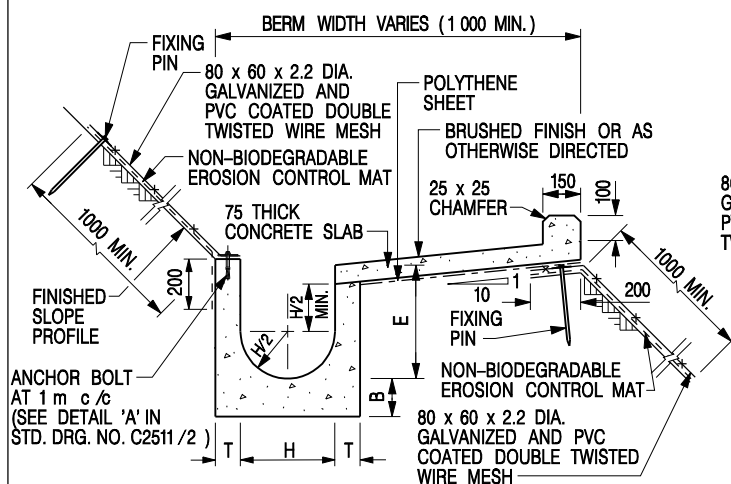


**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

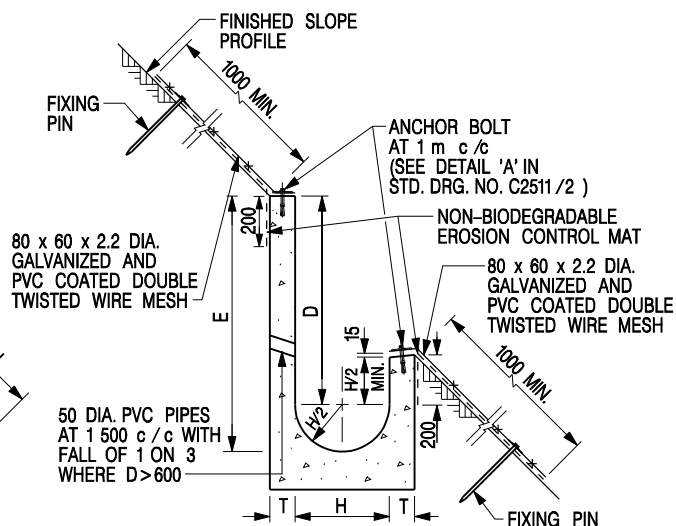
SCALE 1 : 25

DATE JAN 1991

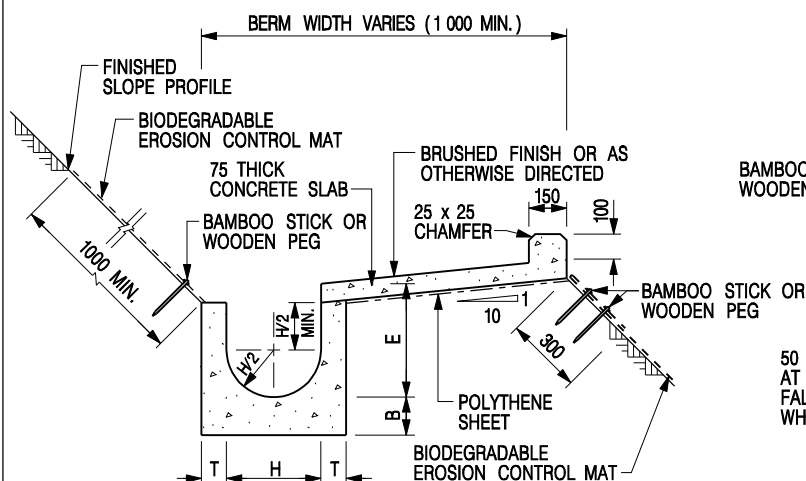
DRAWING NO.
C2409I



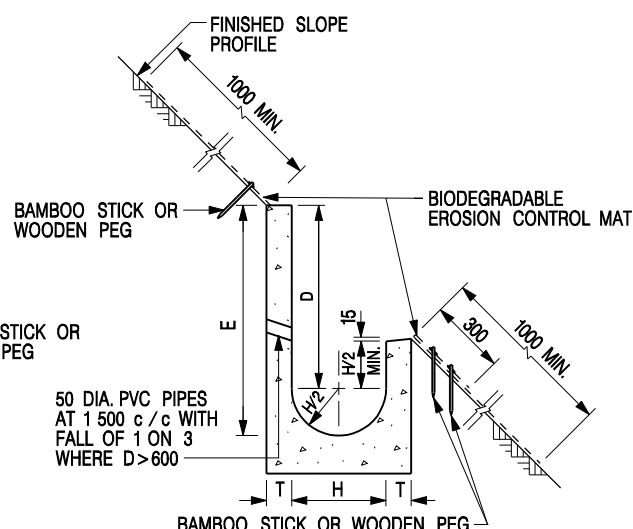
**U-CHANNELS CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL CONCRETE TO BE GRADE 20 /20.
- CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
- SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
- JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
- FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
- FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
- MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
- MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
- THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E>650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92
REF.	REVISION	SIGNATURE	DATE

**DETAILS OF HALF-ROUND AND
U-CHANNELS (TYPE B - WITH
EROSION CONTROL MAT APRON)**



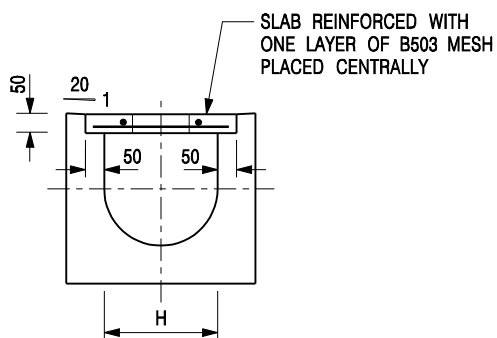
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE DIAGRAMMATIC

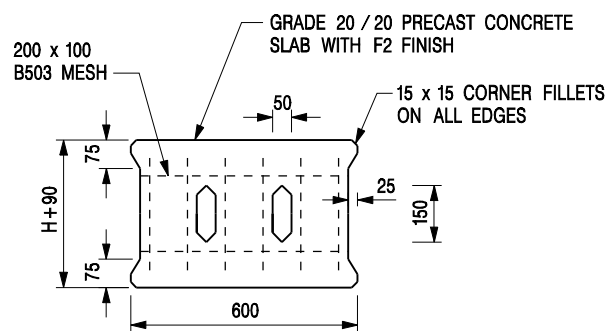
DRAWING NO.

DATE JAN 1991

C24101



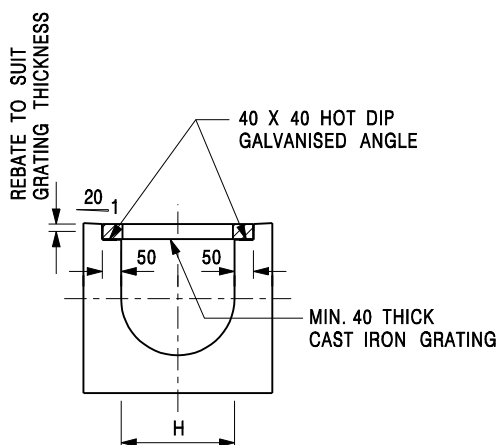
TYPICAL SECTION



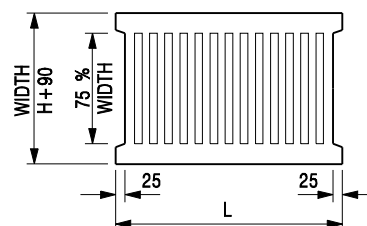
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- H=NOMINAL CHANNEL SIZE.
- ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
- FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

**COVER SLAB AND CAST IRON
GRATING FOR CHANNELS**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.
C2412E

APPENDIX F
RESPONSE TO COMMENTS

Response to Comments on Temporary Drainage Proposal (Issue 1)

1. Comments from DSD/YL2

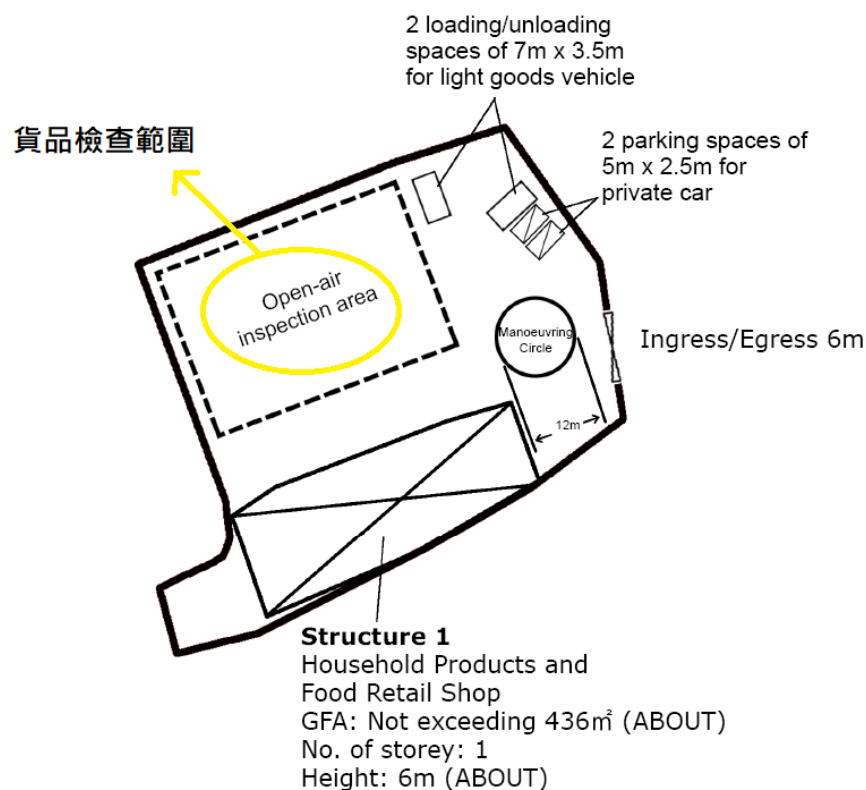
1. Comments from DSD/YL

No.	Comments	Response
1.	Please demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and the overland flow intercepted from the adjacent.	Noted and provided. Please refer the Temporary Drainage Proposal (Issue 2) and the hydraulic calculation in the Appendix D for your consideration.
2.	The ground to the east, south and north of the application site is generally higher. Since the overland flow from the adjacent lands shall be probably intercepted, external catchment shall be considered in the calculation.	Noted and external catchment area from east and north of the application site with site area 275 square meter were considered in the calculation. Please refer to Appendix C and Appendix D.
3.	Please indicate clearly the full alignment of the discharge path from the application site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system	The full alignment of the discharge path is indicated in the Appendix C. The surface runoff of the application site would be collected via the 520mm U-Channel leading to the terminate catchpit with sand trap, before discharge to the well-established public drain (SUP1011265) with 600mm U-channel along the downhill of the Hung Shui Kiu Tin Sam Road.
4.	As shown in the drainage plan, the discharge point is a slope feature. Please clarify whether there is a well-established stream course /public drainage system, should it be the case, site photos to demonstrate its presence and existing condition would be required.	The revised discharge point is indicated in the Appendix C.
5.	Please indicate the dimension as well as the gradient of the discharge pipe on drainage plan and demonstrate with hydraulic calculation the proposed discharge pipe has sufficient capacity to convey the surface runoff to the proposed discharge point.	Noted. The proposed 520mm U-channel with 1:100 gradient is indicated in the drainage plan, please refer to the Appendix C. Regarding the hydraulic calculation, please refer to the Appendix D.
6.	The gradients and invert levels of the proposed U-channels should be shown on the drainage plan.	Noted with thanks. The gradients and invert levels of the proposed U-channels had been shown on the drainage plan. Please refer to the Appendix C.
7.	The cover levels and invert levels of the proposed u-channels, catch pits/sand traps should be shown on the drainage plan.	Noted. Please refer to the Appendix C.
8.	Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Please be advised that proposed ground levels of the captioned site would remain unchanged with the existing ground levels varying between + 9.4mPD and + 9.7mPD. The ground levels of the captioned site was indicated in the Appendix C.

No.	Comments	Response
9.	Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities	Noted and agreed. The terminate catchpit with sandtrap would be provided before connected to the pubic drain. Please refer to the Appendix C.
10.	Consideration should be given to provide catchpit at the turning points of the u-channel	Noted and agreed. The catchpit will be provided at the turning points. Please refer to the Appendix C.
11.	Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap.	Noted. Please refer to the Appendix E.
12.	Where walls or hoarding are erected and laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	Noted.
13.	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas.	Noted.
14.	The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.	Noted.

有關 Open-air inspection area 的附加說明

1. 申請地點發展作擬議臨時商店及服務行業（日用品及食物零售店）用途，商店營運包括網上訂購及一般傳統銷售模式。當中有商店作網上訂購的日用品（包括：家具用品、水果、衣物、玩具、工藝品）及提供發貨服務。當中亦有商店提供一般傳統銷售（包括：乾果、罐頭、調味物品）。網上訂購發貨服務佔 70%，一般傳統銷售佔 30%。
2. 申請地點設計簡單，當中建有一個用金屬搭建上蓋物作商店，配合「日用品及食物零售店」的不同用途。用作商店的上蓋物以金屬搭建，高度約 6 米，樓高一層，主要用作一般銷售和網上訂購的日用品及提供發貨服務。由於網上訂購發貨後，基於衛生問題，顧客一般都會即時在現場拆除包裝及檢查貨品，申請地點另外劃出 Open-air inspection area 用作貨品檢查範圍，供顧客作以上用途。貨品檢查範圍不設任何上蓋物，按一般習慣，下雨天不會有人提取網購貨物。



Previous s.16 applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1.	A/YL-PS/12	Proposed Comprehensive Development with Minor Relaxation on Building Height ¹	8.8.1997
2.	A/HSK/293	Proposed Temporary Shop and Services (Household Products and Food Retail Shop) for a Period of 3 Years	26.3.2021 (Revoked on 26.3.2022)

¹ The Site was zoned “Comprehensive Development Area)” on the then Ping Shan Outline Zoning Plan No. S/YL-PS/1 at the time of consideration of the application.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

No adverse comment on the application.

2. Traffic

(a) Comments of the Commissioner for Transport:

No adverse comment on the application from traffic engineering point of view.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department:

No adverse comment on the application.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the application from drainage point of view; and
- a condition should be stipulated requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to his satisfaction.

4. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the proposal subject to fire service installations (FSIs) being provided to the satisfaction of his department; and
- the FSIs in the submission is considered acceptable to his department.

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application under the Buildings Ordinance; and
- no building plan submission in relation to the development at the application site (the Site) was approved or under processing.

6. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department:

No objection to the application.

7. Long-term Development

Comments of the Project Manager (West), Civil Engineering and Development Department:

No objection to the application.

8. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department:

His office has not received any comment from the locals on the application.

9. Others

(a) Comments of the Director of Electrical and Mechanical Services:

No comment from his regulatory services perspective.

(b) Comments of the Director of Food and Environmental Hygiene:

No adverse comment on the application.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (c) the planning permission is given to the development/uses under application. It does not condone any other development/use which currently exists on the Site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such development/use not covered by the permission;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the application site comprises Old Schedule Agricultural Lot (OSAL) and Government land (GL). The OSAL held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - no permission is given for occupation of the GL included in the Site (about 80m² subject to verification). The act of occupation of GL without Government's prior approval is not allowed;
 - the private land of Lot 2409 in D.D. 124 is covered by a Short Term Waivers (STW) No. 5285 to permit structures for the purpose of "Temporary Public Vehicle Park (Private Cars)";
 - no lease modification/land exchange application or building plan submission in relation to development approved/under processing at the Site; and
 - the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to his office for permitting the structures to be erected or regularise any irregularities on site, if any. The applicant has to either exclude the GL or obtain a formal approval prior to the actual occupation of that GL. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (e) to note the comments of the Commissioner for Transport that:
- sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
- adequate drainage measures shall be provided to prevent surface water running from the

Site to the nearby public roads and drains; and

- the access road connecting the Site with Hung Tin Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with the nearby public roads;

(g) to note the comments of the Director of Fire Services that:

- the installation / maintenance / modification / repair work of fire service installation (FSI) should be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC should after completion of the instruction, the work was undertaken a certificate (FS251) and forward a copy of the certificate to his department; and
- if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123 (BO)), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- if the Site abuts on a specified street (Tin Ha Road) of not less than 4.5 m wide, its permitted development intensity shall be determined under First Schedule of the B(P)R at the building plan submission stage;
- if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under BO and should not be designated for any proposed use under the captioned application;
- for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage; and

(i) to note the comments of the Project Manager(West), Civil Engineering and Development Department that:

the Site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). To ensure timely and orderly implementation, the development of HSK/HT

NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, Second Phase development and Remaining Phase development. The lots concerned fall within the sites under Second Phase development of HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that the site formation and engineering infrastructure works for the Second Phase development will commence in 2024. The applicant is required to pay attention to the development programme and liaise with his office if any structures would be erected to ensure that his proposed development would not affect the proposed works under HSK/HT NDA.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/HSK/405 DD 124 and DD 127 Hung Shui Kiu Tin Sam Road
20/09/2022 02:07

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

A/HSK/405

Lots 2377 RP (Part), 2404 RP (Part), 2405 RP (Part), 2406 RP (Part), 2407 RP (Part), 2408 RP and 2409 (Part) in DD 127, Hung Shui Kiu Tin Sam Road, Yuen Long

Site area : About 2,119SQ.m Includes Government Land of about 80sq.m

Zoning : "Res (Group A) 4"

Applied use : Convenience Store / 4 Vehicle Parking

Dear TPB Members,

293 REVOKED ON 26.3.2022:

As the applicant had failed to comply with conditions (d), (e), (g) & (h) satisfactorily by 26.3.2022, the planning permission for the subject application had already been revoked on the same date.

But business as usual and follow the guaranteed route to a roll over, a fresh application with some amendment to the particulars.

Drainage and Fire issues are clearly not relevant when it comes to the New Territories.

One Territory Two Systems indeed aided and abetted by the system.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Friday, 26 February 2021 3:11 AM CST

Subject: A/HSK/293 DD 124 and DD 127 Hung Shui Kiu Tin Sam Road

A/HSK/293

Various Lots in D.D.124 and Adjoining Government Land in D.D.124 and D.D.127, Hung Shui Kiu Tin Sam Road, Yuen Long

Site area : About 1,985sq.m Includes Government Land of about 80sq.m

Zoning : "Res (Group A) 4"

Applied use : Convenience Store / 4 Vehicle Parking

Dear TPB Members,

261 withdrawn, slight reduction in size. Previous objections upheld.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Wednesday, November 4, 2020 3:26:05 AM

Subject: A/HSK/261 DD 124 and DD 127 Hung Shui Kiu Tin Sam Road

A/HSK/261

Various Lots in D.D.124 and Adjoining Government Land in D.D.124 and D.D.127, Hung Shui Kiu Tin Sam Road, Yuen Long

Site area : About 2,130sq.m Includes Government Land of about 80sq.m

Zoning : "Res (Group A) 4"

Applied use : Convenience Store / 4 Vehicle Parking

Dear TPB Members,

Part of this site was approved for parking under 220 on 12 June

In response to the Chairman and a Member's enquiries, Mr Simon P.H. Chan, STP/TMYLW, said that the site fell within the Hung Shui Kiu/Ha Tsuen New Development Area and was zoned "R(A)4" **for high-density residential developments while the implementation programme for that part of area was still being formulated.**

Seriously? The Hung Shui Kiu New Town has been planned for years. Here is a Res zoned site next to extensive transport options but development is not going ahead?

All this bleating about land for housing. Clearly the problem is that the administration is dragging its feet. For sure developers are interested in such a prime location.

It is members duty to inquire into why the lots are being used as brownfied. Approval is tantamount to encouraging procrastination.

Mary Mulvihill